

ADDENDUM 11.03.21

Item No: 11

Application No: 20/02057/FULH Author: Kimberley Harwood
Date valid: 30 November 2020 ☎: 0191 643 6331
Target decision date: 25 January 2021 Ward: Benton

Application type: Householder Full application

Location: 6 Eastfield Terrace Benton NEWCASTLE UPON TYNE NE12 8BA

Proposal: Two storey extension to the east of the property and single storey extension to the south (Revised Plans 12.02.2021)

Applicant: Modo Bloc, Mr George Jenkins 1 Starbeck Avenue Newcastle Upon Tyne NE2 1RH

Agent: Miller Partnership Architects Ltd, Ms Jane Miller 101 Ouseburn Road Newcastle Upon Tyne NE6 5AF

RECOMMENDATION: Application Permitted

An additional letter has been received from the applicant raising the following issues;

- This home was my Grandparents, Doreen and Gerry Southern who lived there until they recently passed away. 6 Eastfield Terrace was, and still feels like, my second home. As somebody who spent a lot of time in that property over the last 30 years, and considering the property is still owned by the family to which I belong, I feel my comments should be considered by the councillors. Despite many compromises that have been made to the original designs, time and time again, we are still facing objections so I am writing to you to explain the reason and background behind the proposed development in the hope that we can move forward to agree plans that everybody is in agreement with.
- My Grandparents moved into 6 Eastfield Terrace in the 1960s. This is, indeed, a very special and historic property and one that I and the rest of my family members have a deep emotional attachment to. My Grandfather was an architect, who had his own practice, and designed much of the interior that is within the property at the moment in the 1960s and 1970s. Because he was self-employed, at times the work had to be done by hand and by himself, and it became a labour of love for him and my Grandmother. Growing up as a child and teenager in this home, I have many wonderful memories of it, and it has at times inspired me to further my career within property. I am the owner of an estate agency located in Sandyford, and own this agency with my partner George Jenkins, who is a property owner and developer. George has undertaken a number of recent sensitive conversions which is the

reason for us working with him on the proposed development of 6 Eastfield Terrace. My Grandfather kept all the plans of the property, which I now hold, which shows us the historical importance of it and that it was the first of two semi-detached houses in the area. We understand that any development must be sensitive to the conservation area, and this is why we have not sold the property to another developer but have kept it in the family. We wanted to carry out this development as a celebration of my Grandparent's lives, in honour of my Grandfather's architectural background and to see 6 Eastfield Terrace be restored and modernised sensitively into the wonderful home we know it can be.

- Whilst we understand some of the objections, we feel as though the residents are not considering that the property is currently uninhabitable and needs to be brought back into use. The property has no working heating system and the drainage for the property needs entirely renewing. There is no gas at the property, there is no downstairs toilet, which proved very difficult in the later years of my Grandparents lives. and the electrics are dangerous. The windows are single glazed, the porch is rotting, the roof is leaking, and there is rising damp throughout. Internally, much of the original features have been taken out as was the trend in the mid 20th Century. The state of the property has progressively worsened the longer it has stood empty and continues to worsen by the day. Although we could have sold this on to be somebody else's problem, we wouldn't be so sure the next owner- would treat it with the respect and sensitivity we as a family feel it deserves. But, as a property, it has remained largely unchanged for 180 years, so it does require extensive work to not only make it habitable but make it functional for a modern family.
- There are reasons behind all the proposed changes we have set out, and contrary to some of the comments, they are changes we feel will enhance the property. My mother, the current owner, lived in the property growing up and I have spent much time there as aforementioned. There are certain aspects of the property that we know first-hand having spent so much time there don't work – so we know how best to improve it to make it better. Common in modern homes now are two bathrooms within the sleeping accommodation which is our reason for an en-suite to master with wardrobe space for parents. Also common is a downstairs W.C, a large family kitchen, a guest bedroom and driveway with charging points. Without these, any development of the property would be fruitless and not cost effective. If you consider other houses within the conservation area, many have been improved and extended over time. I won't list addresses, but it is an exhaustive list and therefore it is not unreasonable for us to want to do the same to this property. Indeed, 5 Eastfield Terrace have their own kitchen and garage extension that is not in keeping with the style of their property either and a large garage accessible from the back lane.
- We wanted this to be going to be an enjoyable experience undertaken by a family who not only appreciate the historic nature of this property but want to sensitively modernise it.

- This property although attached on one party wall it is a private property. None of the building work will affect the party wall or the neighbours within that property next door. Of course, any extension or development will be visible by other residents, but we struggle to see how they would have negative experience. It is a building set upon private land and there are many extended and improved buildings within this very area all of which are visible from Eastfield Terrace. Our sunlight study shows this. We are not changing the original building itself, only seeking to improve it and bring it back into use, nor will the development affect the front façade which you see from the street. We ensured we didn't do anything in the roof, so the two semi-detached properties were symmetrical from the front façade and we are retaining the porch, and keeping the windows with next doors, which have been recently changed. Internally, we will retain whatever original features have been left and restore them as much as we can. We commissioned an architect to design the plans and the building for us. Many developers would not take the time and cost of commissioning an architect, but we have done so. The interior will be professionally designed, and the architect will be involved at every stage of the build.
- With respect to the rear, the space for the cars is just for illustrative purposes only. Many of the residents, including the neighbour at 5 Eastfield Terrace, park on the street. As electric cars become more prominent, there will be a need for cars to be close to their homes for charging. An open driveway is a security risk, so we decided to find somewhere more secure within the perimeter of the property for the cars to be parked when off the street. There is no reason why two cars would need to be parked here, but it is just an example. This rear lane is used and accessible by all residents on this side of Eastfield Terrace. It is there to be used as a rear lane, and it would be unreasonable to suggest the first house on the lane should not have use of it when others so clearly do and are further down.
- We know many of the objections surround the two-storey extension, and the associated windows and materials. Without extending the first floor, you inhibit the functionality of this property being used as a modern family home as the extension is needed to provide space for a second bathroom and master bedroom. We decided against going into the loft, which would negatively affect the roofline and would make the pair of houses seem out of balance. Rather, we felt developing the rear of the property which is much less visible would be a more reasonable approach than the attic space. The materials we have selected have been chosen to sensitively extend the property and compliment the stone, not try and imitate it poorly. There are many beautiful buildings, of all ages, that have been extended using such materials. This extension is to replace the small offshoot and garage which house, asbestos and have leaking roofs, crumbling walls. The small and unobtrusive side extension along with the sliding glass doors from the kitchen and dining space is designed to make the garden more accessible. At present, you need to go into the garden through the front door, which makes it feel

separate from the property. We want to bring the garden more into use, so it can be enjoyed and cared for. The comment on the windows in the extension is unreasonable; there already exists windows on the rear and side elevation of the property. The style of the new windows is different, and yes, they may seem larger; but they do not do anything different to what the existing windows do.

- In our view, this is a small development of a family home in Benton. We have repeatedly made changes to the design of the property and taken into consideration the comments made. However, it seems as though nothing will satisfy the local residents; they do not want us to develop this property and they have made that very clear. They are also making statements not corroborated by any facts and undermining the conservation and planning officers who feel the development would be in keeping with the area.
- -If this property is not restored by my family, it will need to be sold and somebody else will undertake the restoration and development. At that point, we would have no control over it and there's little to stop the next owner developing this property for profit rather than for the reasons I have set out in my letter. This property has been in my family for over 60 years, and all we want to do is return it to its former glory, but we also need to modernise it at the same time. We are in 2021, not 1861 – we have to appreciate that change is a necessary especially when it comes to old buildings such as this.
- However, we are doing everything we can to ensure the changes we propose will be done carefully, sensitively, and properly with architects, reputable builders and interior designers all involved from day one. We respectfully ask you consider all I have written and withdraw your objections to the most recent updated plans so that we can move ahead with the development and reach a conclusion for all involved.